



7 Hanbury Wharf

Hanbury Road, Droitwich, WR9 7DU

**Versatile Premises in an
Attractive Canalside Location**

557 sq ft
(51.75 sq m)

- 557 sqft
- Situated approximately 2 miles east of Droitwich Town Centre
- Semi-rural location off the B4090
- Good on site car parking

Summary

Available Size	557 sq ft
Rent	£7,995 per annum
Rateable Value	£10,250
EPC Rating	Upon enquiry

Location

Hanbury Wharf is situated fronting, yet set back from, the main B4090 Droitwich to Alcester road on the Worcester and Birmingham Canal.

Droitwich is a well-known Worcestershire spa town with good communication links to neighbouring towns and cities, with Bromsgrove town centre being 7 miles to the north east, Worcester city centre being 8 miles to the south west and Birmingham city centre being 22 miles to the north. The nearest motorway access is approximately 2 miles to the north east of the town centre at junction 5 of the M5 motorway.

Description

Hanbury Wharf is a delightful canal side business complex with a range of purpose built office and workshop premises on the banks of the Worcestershire Canal with landscaped grounds and ample car parking provision.

The property comprises versatile accommodation suitable for office, showroom or salon use and is ideally suited in a semi rural yet convenient location.

The accommodation is open plan and measures 4.39 x 11.8 m overall, providing some 557 sqft (51.77 sqm).

The accommodation benefits from a suspended fissure tiled ceiling, LED lighting and a combination of carpets and laminate flooring throughout. Communal WCs are provided on the development.

Outside ample parking is provided.

Tenure

A new business lease for a term of 3 or more years.

Rent

£7995ps (no VAT)

Business Rates

£10,250

Services

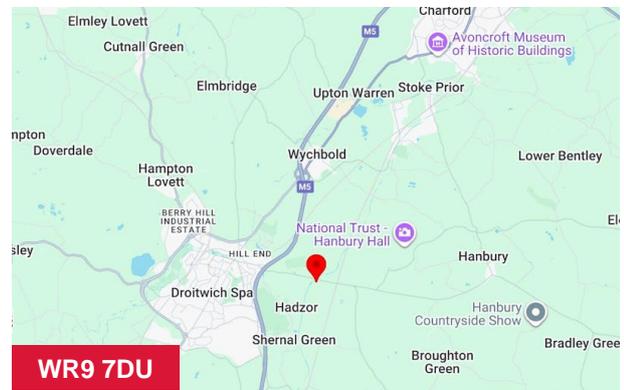
mains electricity and water are connected.

Legal Fees

Each party to bear their own legal fees.

Viewing

Strictly by appointment with our reception.



Viewing & Further Information



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